



**Bespoke**  
ESTATE AGENTS

390 The Longwater Collection





## 390 The Longwater Collection

### Reading

Enjoy a new perspective on modern living with beautifully designed homes where attention to detail is everything. The Longwater Collection consists of 3 buildings of sixteen 1 and 2 bedroom contemporary apartments located in beautiful Green Park Village, an oasis of tranquillity on the outskirts of Reading just 10 minutes' drive from the town centre.

Council Tax band: C

Tenure: Leasehold

- 2 bedroom, 2 bathroom apartment
- 707 sq. ft.
- 1 allocated parking space included
- Situated on the third floor
- North-West aspect
- Private balcony



## Living Room

16' 0" x 11' 2" (4.87m x 3.40m)

Thoughtfully designed, contemporary spaces to relax, with large windows to maximise light and create the ideal space to unwind and entertain.

## Kitchen

10' 7" x 6' 11" (3.23m x 2.10m)

Contemporary kitchen with palette options on contrasting timber and concrete-effect finishes (subject to cut off dates). Slimline concrete-effect laminate worktops with full height bronze mirror splashbacks to selected walls. Contemporary stainless steel sink with polished chrome mixer tap, Bosch built-in single oven, Bosch built-in 4-zone induction hob with Re-circulating canopy extractor over. Integrated fridge/freezer, Integrated dishwasher. Feature LED lighting to underside of wall cabinets, Integrated compartmental recycling bins.

## Bedroom 1

11' 9" x 11' 6" (3.59m x 3.51m)

The perfect escape for calm and comfort. Contemporary stone-colour painted internal doors with chrome ironmongery, fitted carpets. Sliding wardrobe doors with interior shelf and chrome hanging rail to bedroom one.

## En-Suite

Low level dark timber-effect vanity unit with surface mounted Geberit porcelain basin, Feature geometric basin mounted chrome VADO tap set. Geberit back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern. Stone resin shower tray with glass sliding door, chrome finished overhead rain shower with separate handheld shower and thermostatic VADO shower mixer. High level mirror cabinet with integrated shaver socket, feature niches, Chrome heated towel radiator.







## Bedroom 2

11' 9" x 8' 8" (3.58m x 2.64m)

Contemporary stone-colour painted internal doors with chrome ironmongery, fitted carpets.

## Bathroom

Low level dark timber-effect vanity unit with surface mounted Geberit porcelain basin. Feature geometric basin mounted chrome VADO tap set, Geberit back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern. Single-ended bath with dark timber-effect bath panel. Chrome bath filler and waste overflow, VADO handheld shower on rail with fixed bath screen. High level mirror cabinet with integrated shaver socket, feature niche. Chrome heated towel radiator.

## Balcony

Private balcony, accessed directly from Living room.

## Allocated parking

1 Parking Space

One allocated parking space. There are also visitor parking spaces allocated throughout the development.



*N.B. The external images are CGI all internal photos, video and 3D tour are of the show apartment and are for guidance only and to give an indication of a typical apartment. Please speak with a sales consultant for exact specification and confirmation of service charges.*





green park village

Green Park Village, The Longwater Collection - Property 390, Third Floor

Dimensions			Key	
Kitchen	3.23m x 2.10m	10' 7" x 6' 11"	U	Utility
Living/Dining	4.87m x 3.40m	16' 0" x 11' 1"	W	Wardrobe
Bedroom 1	3.59m x 3.51m	11' 9" x 11' 6"		
Bedroom 2	3.58m x 2.64m	11' 9" x 8' 8"		
Total Area	65 sq.m	707 sq.ft		

St Edward  
Designed for life